

1a Bethany Lane, West Cross, Swansea, City & County Of Swansea, SA3 5TL

£499,995

This beautifully presented three-bedroom semi-detached family home is nestled in the highly sought-after area of Bethany Lane, just a stone's throw from the vibrant village of Mumbles. With a plot size of 0.07 acres and a spacious floor area of 1,226.8 square feet, the property is both inviting and functional, offering a comfortable lifestyle for families and professionals alike.

On entering, you are welcomed by a bright hallway that leads to the main ground-floor rooms. The accommodation includes a cozy lounge, a well-appointed kitchen, a convenient utility room, and a cloakroom. The layout provides a practical flow that is ideal for everyday family life and entertaining alike.

Upstairs, the first floor boasts three well-sized bedrooms, a family bathroom, and an additional cloakroom, ensuring ample space and privacy for the whole family.

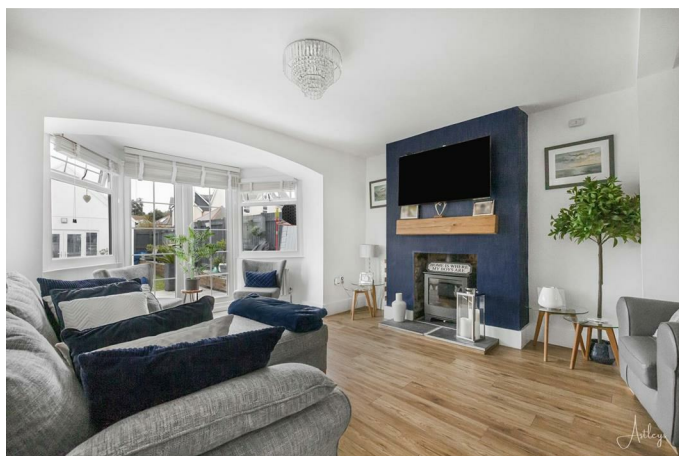
Entrance

Via a double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Radiator. Door to under stairs storage cupboard. Door to the lounge. Door to the utility room. Door to the cloakroom. Door to the kitchen.

Lounge 20'0" x 14'1" (6.109 x 4.296)

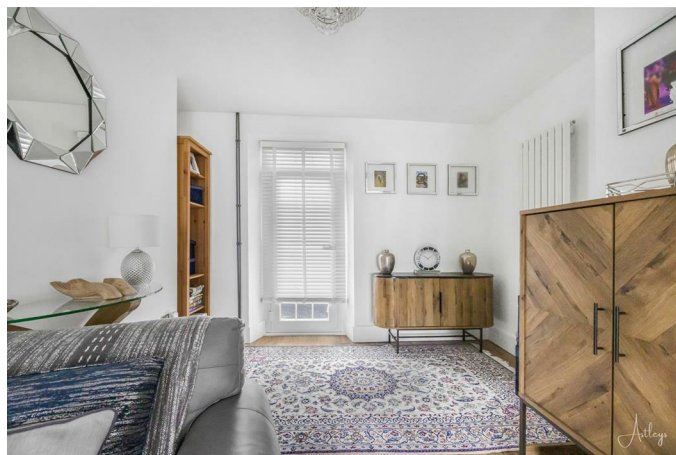


With a set of double glazed windows to the front. Set of double glazed French patio doors to the front. Double glazed PVC door to the rear. Three radiators. Feature wood burner set on slate hearth. u

Lounge



Lounge



Lounge

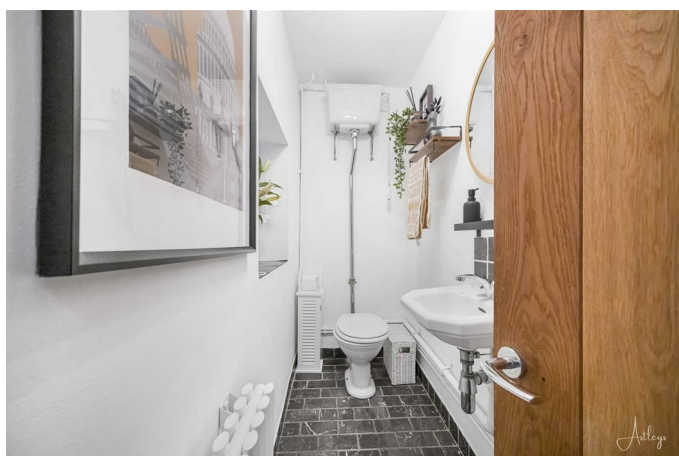


Utility Room 9'1" x 6'10" (2.770 x 2.085)



You have a double glazed PVC door to the rear courtyard seating area. Spotlights. Radiator. Running work surface incorporating a stainless steel sink with a mixer tap over. Tiled floor. Plumbing for washing machine. Space for tumble dryer.

Cloakroom 7'11" x 3'0" (2.428 x 0.916)



You have a tiled floor. Double glazed window to the side. Low level WC. Wash hand basin. Radiator.

Kitchen 17'8" x 11'0" (5.391 x 3.370)



You have a set of double glazed windows to the front. Radiator. Spotlights. The kitchen itself is fitted with a range of base and wall unit. Running granite work surface incorporating a four ring AEG induction hob with hot point extractor hood over. One and a half bowl ceramic sink with mixer tap over. Integral oven and grill. Space for American style fridge freezer. Integral dishwasher.

Kitchen

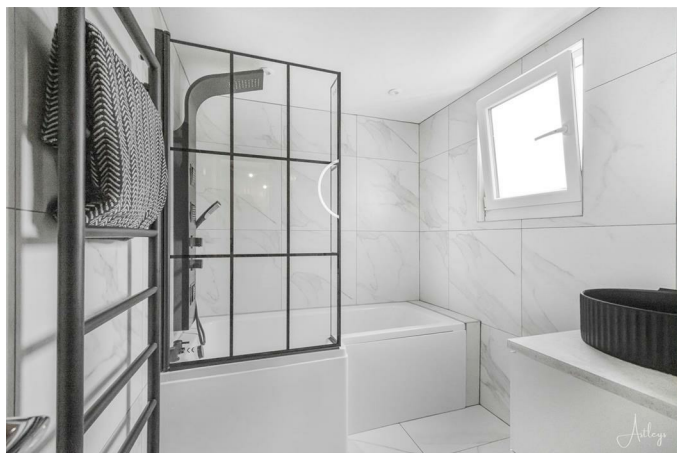


First Floor

Landing

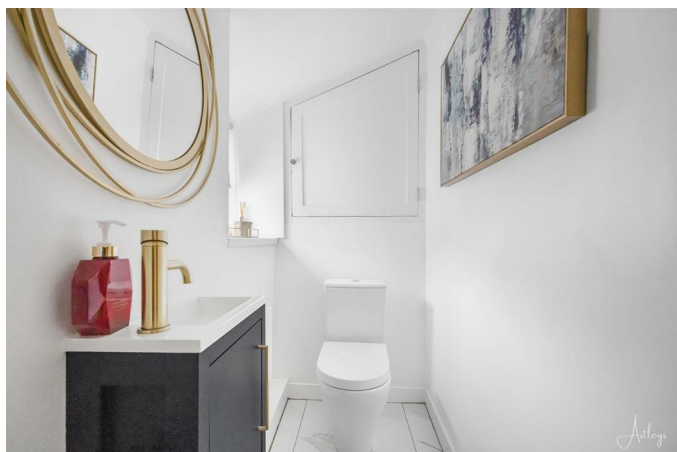
You have doors to bedrooms. Door to bathroom. Door to separate WC.

Bathroom 5'10" x 6'7" (1.799 x 2.014)



With a frosted double glazed window to the rear. Well appointed suite comprising: bath tub with shower over. Wash hand basin. Tiled floor. Tiled walls. Spotlights. extractor fan.

Cloakroom 6'3" x 3'1" (1.929 x 0.959)



You have a double glazed window to the side. Radiator. Wash hand basin. WC. Tiled floor.

Bedroom One 13'3" x 14'10" (4.063 x 4.538)



You have a set of double glazed windows to the front. Radiator.

Bedroom One

Bedroom Two 12'9" x 11'4" (3.892 x 3.474)



You have a double glazed window to the front. Radiator. Doors to built-in wardrobes.

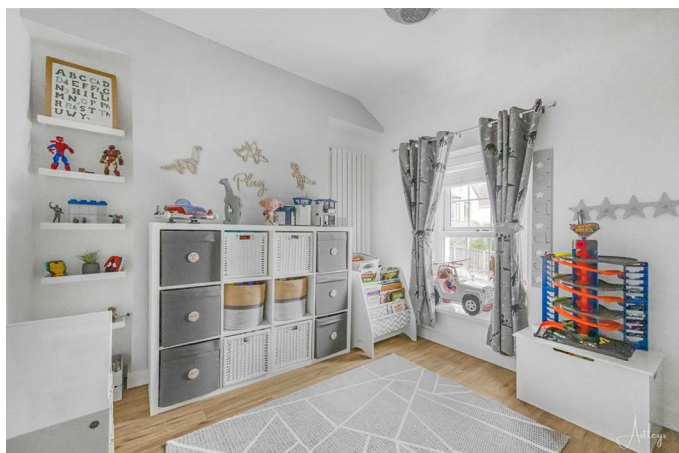
Bedroom Two



Bedroom Two



Bedroom Three 9'5" x 10'1" (2.881 x 3.080)



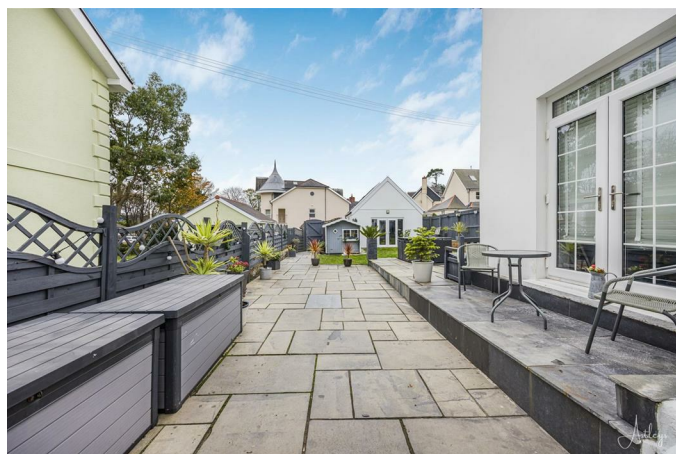
With a double glazed window to the rear. Radiator.

External

Front

You have driveway parking for one vehicle. To the front you have a lawned garden. Raised patio seating area with ample room for tables and chairs. Doors to the detached garage currently being used as a gym.

Garden



Garden



Garden



Another Aspect



Garden



Aerial Aspect



Garden



Aerial Aspect

Aerial Aspect



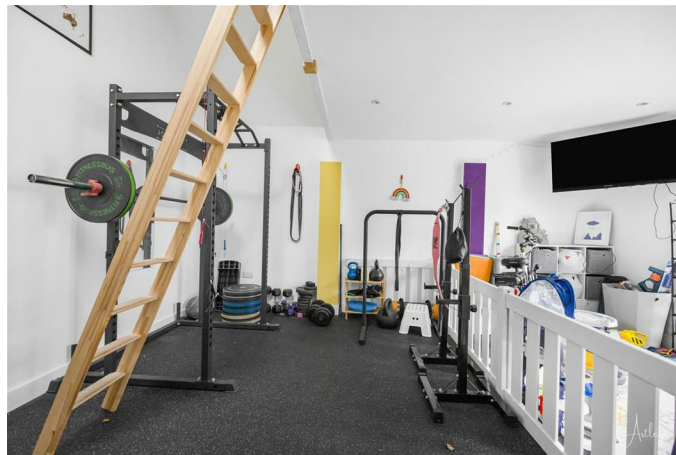
Aerial Aspect

Detached Garage 17'1" x 14'10" (5.219 x 4.546)



Currently being used as a gym with storage available overhead.

Detached Garage



Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band

Council Tax Band - F

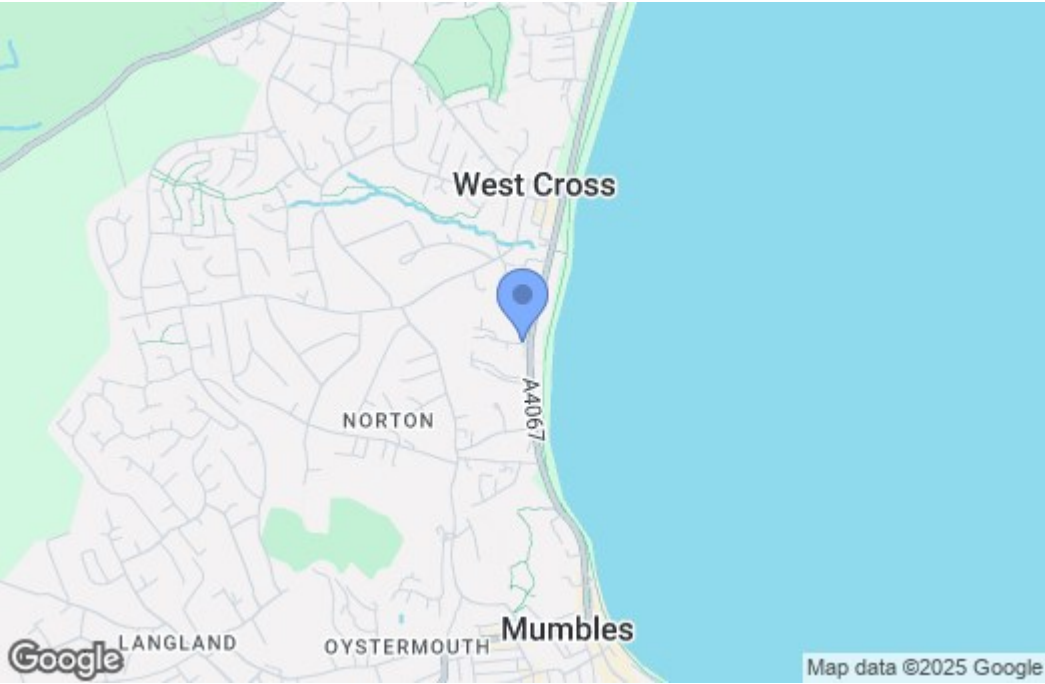
Tenure

Freehold.

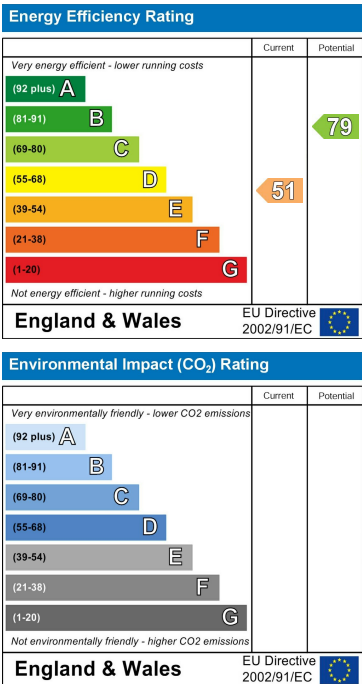
Floor Plan



Area Map



Energy Efficiency Graph



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